042.0	0004	0019.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	928,000 / 928,000
					USE VALUE:	928,000 / 928,000
					ASSESSED:	928,000 / 928,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
126		WARREN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	NICKELL JEAN/ETAL
Owner 2:	HAZELTINE CHARLES & LILLIAN
Owner 3:	
Street 1:	126 WARREN ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .148 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1949, having primarily Vinyl Exterior and 2079 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6457.000	437,000		491,000	928,000
Total Card	0.148	437,000		491,000	928,000
Total Parcel	0.148	437,000		491,000	928,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 446.37 | /Parcel: 446.37

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 29221
GIS Ref:
GIS Ref:
Insp Date: 11/18/18

!3554!

PREVIOUS ASSESSMENT

Parcel ID: 042.0-0004-0019.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	437,000	0	6,457.	491,000	928,000		Year end	12/23/2021
2021	104	FV	417,000	0	6,457.	491,000	908,000		Year End Roll	12/10/2020
2020	104	FV	417,000	0	6,457.	491,000	908,000	908,000	Year End Roll	12/18/2019
2019	104	FV	325,200	0	6,457.	521,700	846,900	846,900	Year End Roll	1/3/2019
2018	104	FV	325,200	0	6,457.	380,500	705,700	705,700	Year End Roll	12/20/2017
2017	104	FV	304,700	0	6,457.	331,400	636,100	636,100	Year End Roll	1/3/2017
2016	104	FV	304,700	0	6,457.	282,300	587,000	587,000	Year End	1/4/2016
2015	104	FV	270,900	0	6,457.	276,200	547,100	547,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	23:15:21

LAST REV

Date	Time
04/09/19	14:18:04
apro	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 3554

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CHONG GHAM HEM/	1133-139		10/13/1994		1	No	No	A	

USER DEFINED

Prior Id # 1:	29221
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/18/2018	MEAS&NOTICE	CC	Chris C
2/7/2009	Meas/Inspect	197	PATRIOT
1/26/2004	OWNR INFO	BR	B Rossignol
3/20/2000	Inspected	263	PATRIOT
2/29/2000	Measured	268	PATRIOT
8/18/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6457		Sq. Ft.	Site		0	80.	0.95	1									490,970						491,000	

Total AC/HA:	0.14823	Total SF/SM:	6457	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	490,970	Spl Credit		Total:	491,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1949	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.21818185
Const Adj.:	0.98990101
Adj $ / SQ:	217.058
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	593746
Depreciation:	156749
Depreciated Total:	436997

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 11 | BRs: 5 | Baths: 2 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
1	6	3	
Totals			
2	11	5	

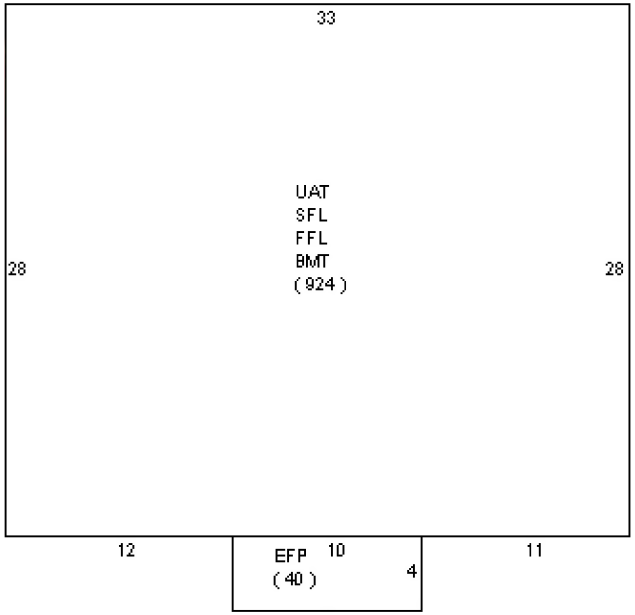
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	217.06
Special Features:	0	Val/Su Net:	143.61
Final Total:	437000	Val/Su SzAd	236.47

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	924	65.120	60,169
FFL	First Floor	924	217.060	200,562
SFL	Second Floor	924	217.060	200,562
UAT	Upper Attic	231	121.550	28,079
EFP	Enclos Porch	40	71.870	2,875

Net Sketched Area: 3,043 | Total: 492,247

Size Ad 1848 | Gross Area 3736 | FinArea 2079

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

042.0-0004-0019.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: